

76 02651  
Series A

OFFICIAL STATEMENT

# City of IRVINE



## Recreational Development Bonds, Series A

**\$9,000,000**

(General Obligations)

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**City of IRVINE**  
**Recreational Development Bonds, Series A**  
**\$9,000,000**  
(General Obligations)

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Publ. debts      Munic. Irvine  
Investments      Public secur.  
Recreation      Munic. portals Irvine  
"      Admin.      "





**City of IRVINE**  
**Recreational Development Bonds, Series A**  
**\$9,000,000**  
(General Obligations)







## **CITY OF IRVINE**

Orange County, California

### **City Council**

Gabrielle Pryor, *Mayor*  
John H. Burton, *Mayor Pro Tem*  
Arthur Anthony  
Robert West  
Henry Quigley

### **Community Services Commission**

Sally Anne Miller, *Chairperson*  
Gilbert L. Challet  
Steve DeLapp  
Miles Peterson  
Marsha Polizzi

### **City Staff**

William Woollett, Jr., *City Manager*  
James R. Harrington, *Director of Administrative Services*  
Paul Brady, Jr., *Director of Community Services*  
William Livingstone, *Director of Planning*  
G. Brent Muchow, *Director of Public Works*  
Leo E. Peart, *Director of Public Safety*  
J. E. Witcher, *Treasurer and Finance Officer*  
Carol J. Flynn, *City Clerk*

### **Special Services**

Rutan & Tucker, Santa Ana, California  
*Bond Counsel*  
  
Ribera & Sue, Oakland, California  
*Landscape Architects*  
  
Hornblower & Weeks-Hemphill, Noyes Incorporated,  
San Francisco, California  
*Financing Consultants*  
  
Bank of America N.T. & S.A.  
San Francisco and Los Angeles, California  
  
Harris Trust and Savings Bank  
Chicago, Illinois  
  
Bankers Trust Company  
New York, New York  
  
*Paying Agents*

*The information contained within this official statement was prepared under the direction of the City Council of the City of Irvine by Hornblower & Weeks-Hemphill, Noyes Incorporated, who were employed by the City as financing consultants in connection with the proposed bond issue.*

*The information contained within this official statement has been compiled from sources believed to be reliable. This official statement contains estimates and matters of opinion which are not intended as representations of fact. This official statement is not to be construed as a contract with the purchasers of the bonds.*

THE DATE OF THIS OFFICIAL STATEMENT IS  
DECEMBER 10, 1974.



DEC - 8 2023

UNIVERSITY OF CALIFORNIA

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*Sketches courtesy of Ribera & Sue.*



# INTRODUCTION

The \$9,000,000 principal amount of City of Irvine Recreational Development Bonds, Series A, are being sold to finance acquisition and development of community level parks in the city and a bicycle trail system. The Series A Bonds are part of a total authorization of \$16,000,000 which the voters approved for community parks acquisition and development, and \$2,000,000 which they approved for the bicycle trail system.

The City of Irvine was incorporated on December 28, 1971. The city has a land area of 41.6 square miles and a population estimated at 26,600. The city's 1974/75 assessed valuation is \$250,726,490.

After sale of the Series A Bonds, direct debt of the city will be 3.59% of assessed valuation and 0.90% of estimated market value. Total direct debt and overlapping bonded debt will be 25.44% of assessed valuation and 6.38% of estimated market value. The city's per capita assessed valuation is \$9,426.

## ESSENTIAL FACTS

The Bonds	
Principal amount	\$9,000,000
Maturities (Schedule 1)	1977 to 2001
Average life (Schedule 1)	15.65 years
Bond years (Schedule 1)	156,470
Maturities (Schedule 2)	1977 to 1996
Average life (Schedule 2)	12.32 years
Bond years (Schedule 2)	123,220
Maturities callable on or after 1985	1991 and after
Maximum coupon rate	7%
Maximum spread	2%
Financial and Economic Data	
Estimated 1974 Population	26,600
1974/75 Assessed valuation	\$250,726,490
City tax rate per \$100	\$0.62
Representative total tax rate per \$100	\$12.22
Per capita assessed valuation	\$9,426
Ratio direct debt to assessed valuation	3.59%
Ratio net direct and overlapping debt to assessed valuation	25.44%



### MATURITY SCHEDULE 1

<i>Maturity Date January 1</i>	<i>Principal Maturing</i>
1977	\$140,000
1978	150,000
1979	160,000
1980	170,000
1981	190,000
1982	200,000
1983	210,000
1984	230,000
1985	240,000
1986	260,000
1987	280,000
1988	300,000
1989	320,000
1990	340,000
1991	370,000
1992	400,000
1993	420,000
1994	450,000
1995	480,000
1996	520,000
1997	550,000
1998	590,000
1999	630,000
2000	680,000
2001	720,000

### MATURITY SCHEDULE 2

<i>Maturity Date January 1</i>	<i>Principal Maturing</i>
1977	\$220,000
1978	240,000
1979	250,000
1980	260,000
1981	290,000
1982	310,000
1983	330,000
1984	350,000
1985	380,000
1986	400,000
1987	430,000
1988	460,000
1989	490,000
1990	530,000
1991	570,000
1992	600,000
1993	650,000
1994	700,000
1995	750,000
1996	790,000



THE BONDS

Authority for Issuance

The \$9,000,000 principal amount of the City of Irvine Recreational Development Bonds, Series A, now being offered, are general obligations of the City of Irvine, issued pursuant to Resolution No. 362 adopted by the City Council on December 10, 1974. On June 4, 1974 the voters of the City of Irvine authorized \$16,000,000 of general obligation bonds for recreation and park purposes, and \$2,000,000 of general obligation bonds for bicycle trails. Of the \$9,000,000 of Series A Bonds, \$8,000,000 will be from the \$16,000,000 authorization for recreation and park purposes, and \$1,000,000 will be from the \$2,000,000 authorization for bicycle trails. The recreation and park bonds were approved by a vote of 5331 in favor (73%) to 1958 opposed, and the bicycle trail bonds were approved by a vote of 5007 in favor (71%) to 2023 opposed.

Description of the Bonds

The Series A Bonds consist of \$9,000,000 aggregate principal amount, dated January 1, 1975. The bonds will be issued in denominations of \$5,000 and will be numbered consecutively from A-1 to A-1800. Interest on the bonds at a rate not to exceed seven percent (7%) per annum is payable for the first year on January 1, 1976 and semi-annually thereafter each July 1 and January 1. Both principal and interest on the bonds are payable at the main offices of the paying agents of the city: Bank of America N.T. & S.A. in Los Angeles and San Francisco, California; Bankers Trust Company, New York, New York; and Harris Trust and Savings Bank, Chicago, Illinois.

Alternative Maturity Schedules

Prospective purchasers have the option of bidding on one of two alternative maturity schedules. Maturity Schedule 1 provides for the bonds to mature by January 1, 2001, and Maturity Schedule 2 provides for the bonds to mature by January 1, 1996. The City Council will award the bonds based upon the lowest net interest cost bid on Maturity Schedule 1. Bids which specify Maturity Schedule 2 will be considered only in the event no bids are received which specify Maturity Schedule 1.

Redemption Provisions

The City of Irvine Recreational Development Bonds, Series A, maturing on or before January 1, 1990, are not redeemable prior to their fixed maturity dates. Bonds maturing on or after January 1, 1991, are redeemable on January 1, 1985 or on any interest payment date thereafter, as a whole or in part in inverse order of maturity and by lot within a maturity, at the principal amount plus a premium of (a) one-fourth of one percent, plus (b) an additional one-fourth of one percent for each whole year and for any remaining fraction of a year between the maturity date and the date of redemption, but in no event shall the premium exceed four percent. The city will publish a notice of intended redemption at least thirty days before any bonds are to be called. Copies of the notice of redemption are to be mailed to the holders of any registered bonds designated for redemption.

Registration

The bonds will be issued as coupon bonds or fully registered bonds. The fully registered bonds will be subject to deregistration and reregistration as provided in the resolution authorizing the issuance of the bonds.

Tax Exempt Status

In the opinion of bond counsel, the interest on the bonds is exempt from all present federal income taxes and from State of California personal income taxes, under existing statutes, regulations and court decisions.

Legal Opinion

All proceedings in connection with the issuance of these bonds are subject to the approval of Rutan & Tucker, Santa Ana, California, bond counsel for the City of Irvine. The unqualified opinion of Rutan & Tucker attesting to the validity of the bonds will be supplied free of charge to the original purchasers of the bonds. A copy of the legal opinion, certified by an officer of the city, will be printed on each bond without charge to the successful bidder.

Security

The bonds are general obligations of the City of Irvine and the city has the power and is obligated to cause annual ad valorem taxes to be levied on all property in the city subject to taxation by the city for the payment of both principal of and interest on the bonds without limitation of rate or amount.

Legality for Investment

Pursuant to the provisions of the Financial Code of the State of California, the bonds are legal investments in the State of California for savings banks and as such are legal investments for all trust funds, for funds of insurance companies, and for funds of trust companies. The bonds are eligible as security for deposits of public moneys of local agencies in California.

Annual Bond Service

Table 1 illustrates maximum annual bond service under Maturity Schedule 1 at the maximum legal interest rate of seven percent. Table 2 illustrates maximum annual bond service pursuant to Maturity Schedule 2.



**TABLE 1**  
MAXIMUM DEBT SERVICE REQUIREMENTS UNDER SCHEDULE 1

Fiscal Year	Principal Outstanding Beginning of Year	Maximum Interest at 7%		Principal Maturing January 1	Total Bond Service
		July 1	January 1		
1975/76	\$9,000,000	\$ —	\$ 630,000	\$ —	\$ 630,000
1976/77	9,000,000	315,000	315,000	140,000	770,000
1977/78	8,860,000	310,100	310,100	150,000	770,200
1978/79	8,710,000	304,850	304,850	160,000	769,700
1979/80	8,550,000	299,250	299,250	170,000	768,500
1980/81	8,380,000	293,300	293,300	190,000	776,600
1981/82	8,190,000	286,650	286,650	200,000	773,300
1982/83	7,990,000	279,650	279,650	210,000	769,300
1983/84	7,780,000	272,300	272,300	230,000	774,600
1984/85	7,550,000	264,250	264,250	240,000	768,500
1985/86	7,310,000	255,850	255,850	260,000	771,700
1986/87	7,050,000	246,750	246,750	280,000	773,500
1987/88	6,770,000	236,950	236,950	300,000	773,900
1988/89	6,470,000	226,450	226,450	320,000	772,900
1989/90	6,150,000	215,250	215,250	340,000	770,500
1990/91	5,810,000	203,350	203,350	370,000*	776,700
1991/92	5,440,000	190,400	190,400	400,000*	780,800
1992/93	5,040,000	176,400	176,400	420,000*	772,800
1993/94	4,620,000	161,700	161,700	450,000*	773,400
1994/95	4,170,000	145,950	145,950	480,000*	771,900
1995/96	3,690,000	129,150	129,150	520,000*	778,300
1996/97	3,170,000	110,950	110,950	550,000*	771,900
1997/98	2,620,000	91,700	91,700	590,000*	773,400
1998/99	2,030,000	71,050	71,050	630,000*	772,100
1999/2000	1,400,000	49,000	49,000	680,000*	778,000
2000/2001	720,000	25,200	25,200	720,000*	770,400
Totals		\$5,161,450	\$5,791,450	\$9,000,000	\$19,952,900

\* Callable on or after January 1, 1985.

**TABLE 2**  
MAXIMUM DEBT SERVICE REQUIREMENTS UNDER SCHEDULE 2

Fiscal Year	Principal Outstanding Beginning of Year	Maximum Interest at 7%		Principal Maturing January 1	Total Bond Service
		July 1	January 1		
1975/76	\$9,000,000	\$ —	\$ 630,000	\$ —	\$ 630,000
1976/77	9,000,000	315,000	315,000	220,000	850,000
1977/78	8,780,000	307,300	307,300	240,000	854,600
1978/79	8,540,000	298,900	298,900	250,000	847,800
1979/80	8,290,000	290,150	290,150	260,000	840,300
1980/81	8,030,000	281,050	281,050	290,000	852,100
1981/82	7,740,000	270,900	270,900	310,000	851,800
1982/83	7,430,000	260,050	260,050	330,000	850,100
1983/84	7,100,000	248,500	248,500	350,000	847,000
1984/85	6,750,000	236,250	236,250	380,000	852,500
1985/86	6,370,000	222,950	222,950	400,000	845,900
1986/87	5,970,000	208,950	208,950	430,000	847,900
1987/88	5,540,000	193,900	193,900	460,000	847,800
1988/89	5,080,000	177,800	177,800	490,000	845,600
1989/90	4,590,000	160,650	160,650	530,000	851,300
1990/91	4,060,000	142,100	142,100	570,000*	854,200
1991/92	3,490,000	122,150	122,150	600,000*	844,300
1992/93	2,890,000	101,150	101,150	650,000*	852,300
1993/94	2,240,000	78,400	78,400	700,000*	856,800
1994/95	1,540,000	53,900	53,900	750,000*	857,800
1995/96	790,000	27,650	27,650	790,000*	845,300
Totals		\$3,997,700	\$4,627,700	\$9,000,000	\$17,625,400

\* Callable on or after January 1, 1985.



## THE PROJECT

### General

One of the main reasons for incorporation of the City of Irvine was to preserve suitable open space and guarantee a comprehensive recreation and parks program. After incorporation the City Council engaged the firm of Ribera & Sue, landscape architects and comprehensive planners, to develop a master plan for community level parks, recreation, and cultural facilities to serve the city through the year 1985. In January, 1974 the firm submitted to the City Council the plan which recommended a city wide acquisition and development program. The Council adopted the plan and submitted an \$18 million bond program to implement it to the voters in June, 1974. The bonds were approved by more than 70% of the voters and the city immediately began negotiations for land acquisition.

The city presently has 40.15 acres of public parks and 110 acres in private parks. The city has established a policy that neighborhood parks are to be provided and improved by the developer, and the Recreational Development Bonds do not contain any funds for neighborhood parks. The bonds are designed to finance community parks only, and it is city policy to locate such parks adjacent

to schools and other community facilities so as to maximize the use of all public lands in the city.

The policy of the city with regard to the bicycle trails system is to provide accesses from residential areas to the parks, to commercial centers, schools, and industrial areas. The bicycle program is more than just a recreational program, and it is planned to provide an alternative form of transportation both within and without the city. In addition to a bicycle network tying schools, commercial areas, and industrial areas together,

the trails will connect to a regional bicycle trail system developed in cooperation with Orange County and the surrounding cities. Freeway overpasses will be provided, and it will be possible for Irvine residents to utilize bicycle transportation to and from various points on the Pacific Ocean without hazard from automobile traffic.

The \$16,000,000 Community Parks Land Acquisition and Development program will be designed to provide a minimum standard in the community parks system of 1.5 acres per 1,000 of population. Whenever possible the parks will be at least 20 acres in size and will be so located to achieve geographic distribution related to existing and anticipated development with good vehicular access and propinquity to public transit.





### The Series A Bond Project

The city will acquire and develop three park sites from Series A Bond proceeds. The 19-acre Harvard Avenue Community Ballpark will be acquired and developed, the development to include grading, drainage, lighting, turfing and irrigation. Special features to be included are five softball fields and one baseball field, with multi-use of the open turf areas for two football fields and a soccer field. Three of the softball fields and the baseball field will be lighted for night play. A small multi-use recreational building will be included, as well as group picnic areas, a tots and apparatus play area, and some free play turf area.

Also to be acquired and developed is the 45-acre Central Irvine High School Community Park. This facility will be used jointly with the high school, and development of recreational facilities will not be duplicated. Both high school and city park tennis courts will be grouped together, resulting in a tennis center of 12 courts to accommodate instructional, competitive, and general recreational use. Eight of the courts are to be lighted for nighttime play. In addition, a swim center will be developed in close proximity to the school building complex. Field sports will be developed on high school land, supplemented by open turf areas in the park. In addition to various types of ballfields, a major recreational building, a teen center building, an arts and crafts center, and a library will form a building complex in the park. Also to be included will be spray pool and picnic areas.

The city presently owns 15 acres of park land called "University Drive Community Park." Bond proceeds will be utilized to develop the site, which is adjacent to an elementary school and a proposed library, with pathways, path lighting, turfing, planting, and an irrigation system. Special features will be a lighted softball field, two lighted and two unlighted tennis courts, a multi-use recreational building, picnic

and play areas, and a joint use parking lot for the park and library.

From bond proceeds, \$650,000 will be used to acquire the 20-acre Bryant Avenue Community Park site. This site will be developed from proceeds of a subsequent bond sale.

Of the \$2,000,000 authorized for bicycle trails, \$1,000,000 will be spent for some land acquisition, but primarily funds will be applied to development of trails, overpasses, landscaping, etc.

**TABLE 3**  
**DISPOSITION OF BOND**  
**PROCEEDS**

Land acquisition	\$2,701,000
Development costs	5,299,000
Bicycle trails	1,000,000
Total	\$9,000,000



*Bicycle and hiking trail in University Park community. This is an example of the type facility to be developed under the bicycle trail bond program.*



## CITY ORGANIZATION AND FINANCIAL DATA

### City Organization

The city of Irvine is a general law city which operates under the council-manager form of government. The city council is composed of five members elected at large for four-year overlapping terms. The mayor is selected by the council from among its members.

The city's administrative staff is organized into five functional areas: community services, planning, public safety, public works, and administrative services. Approximately 80 people are employed by the city.

### Financial Data

The city's assessed valuation is established by the Orange County Assessor except for the assessed valuation of public utility property which is assessed by the State Board of Equalization. The State Board of Equalization reports that 1974/75 Orange County assessed valuations of all property average 25% of full value.

**TABLE 4**  
1974/75 CITY ASSESSED  
VALUATION\*

Secured property	\$205,666,110
Utility property	8,238,640
Unsecured property	36,821,740
<b>Total</b>	<b>\$250,726,490</b>

\* Before homeowners' and business inventory exemptions (\$28,181,321), the taxes on which are paid to the city by the State of California.

The city's assessed valuation has increased from \$131,787,951 in 1972/73 (the fiscal year following city incorporation) to \$250,726,490 in 1974/75. A breakdown of the 1974/75 city assessed valuation is shown in Table 4.

The city has levied a tax rate for general purposes of 33¢ per \$100 of assessed valuation since 1972/73. In 1974/75 the city levied a 29¢ tax (in addition to the 33¢) to meet anticipated debt service on the Series A Bonds. The city may levy a tax up to \$1 per \$100 of assessed valuation for general purposes, but the rate for general obligation debt service is unlimited.

Table 6 shows city revenues and expenditures based on reports by the city to the State Controller. As can be seen, sales taxes represent the greatest single source of revenue to the city. Table 7 shows a statement of the city's direct and estimated overlapping general obligation bonded debt as of January 14, 1975.

### REPRESENTATIVE 1974/75 TOTAL TAX RATE

City of Irvine*	\$ 0.6200
Orange County	1.6050
School districts	7.2433
Irvine Ranch Water	
District	1.2851
Other special districts	1.4711
<b>Total</b>	<b>\$12.2245</b>

\* Distribution as follows: 33¢ for general purposes; 29¢ for Recreational Development Bonds, Series A.



**TABLE 5**  
CITY ASSESSED VALUATIONS, TAX RATES, LEVIES,  
AND DELINQUENCIES

	1972/73	1973/74
Assessed valuation	\$131,787,951	\$194,823,900
City tax rate	33¢	33¢
Secured tax levy	434,616	505,928
Delinquency June 30	1,972	9,468
Percent delinquent	0.45%	1.87%

**TABLE 6**  
SUMMARY OF CITY REVENUES AND EXPENDITURES\*

	1971/72†	1972/73	1973/74
<b>REVENUES</b>			
Property taxes	\$ —	\$ 488,907	\$ 564,048
Sales taxes	151,144	855,562	1,214,896
Franchise, business and other taxes	10,320	426,564	249,547
Licenses and permits	—	100	137,213
Fines and penalties	17,845	57,894	78,170
Revenue from use of money and property	2,673	35,569	191,576
Motor vehicle in lieu taxes	139,267	160,228	235,397
Gasoline taxes	103,605	194,316	223,779
Other revenue from other agencies	27,766	180,227	602,640
Charges for services	7	37,461	70,116
Miscellaneous	—	348	33,654
Total	\$452,627	\$2,437,176	\$3,600,586
<b>EXPENDITURES</b>			
General government	\$159,814	\$ 533,309	\$ 774,069
Public safety	—	383,833	766,718
Public works	134	218,001	1,020,163
Parks and recreation	4,075	153,923	412,237
Miscellaneous	—	—	72,878
Total	\$164,023	\$1,289,175	\$3,046,065

\* From City reports to State Controller.

† City incorporated December 28, 1971.



**TABLE 7**  
STATEMENT OF DIRECT AND ESTIMATED OVERLAPPING BONDED DEBT\*

Population	26,600
1974/75 assessed valuation	\$250,726,490
Estimated market value	\$1,000,000,000†

<i>Entity</i>	<i>Percent Applicable</i>	<i>Debt Applicable January 14, 1975</i>
Orange County	4.000%	\$ 174,600
Orange County Building Authority	4.000	1,088,600
Orange County Flood Control District	4.000	963,600
Metropolitan Water District	0.698	3,882,925
Orange County Sanitation District No. 7 (Various Issues)	14.633-24.162	1,094,349
Santa Ana Junior College District	15.935	83,818
Saddleback Junior College District	13.657	980,573
Irvine Unified School District	87.652	13,095,209
Tustin Unified School District	5.840	416,275
Santa Ana Unified School District	15.935	7,053,150
Saddleback Unified School District	0.561	48,695
Newport-Mesa Unified School District and Laguna Beach Unified	0.001-0.010	466
San Joaquin School District	21.818-33.298	4,104,967
Tustin Union High School District (Various Issues)	16.050-22.605	1,797,730
Irvine Ranch Water District	74.942	6,182,715
Irvine Ranch Water District, Irrigation District Nos. 1, 2, 3	51.052-97.152	13,813,508
City of Irvine	100.000	9,000,000‡
Total Direct and Overlapping Bonded Debt		\$63,781,180

	<i>Assessed Valuation</i>	<i>Market Value</i>	<i>Per Capita</i>
Assessed valuation	—	—	\$9,426
Direct debt	3.59%	0.90%	338
Total direct and overlapping bonded debt	25.44	6.38	2,389

\* Compiled in cooperation with California Municipal Statistics, Inc.

† The State Board of Equalization reports that 1974/75 Orange County assessed valuations average 25% of market value. Public Utility property is assessed by the State Board of Equalization at 25% of market value.

‡ To be sold January 14, 1975.







## IRVINE AND ITS ECONOMY

The City of Irvine is located in Orange County, approximately 40 miles from the City of Los Angeles. It is adjacent to the cities of Tustin, Santa Ana and Newport Beach. Irvine has a population of 26,600 and is the largest of six municipal jurisdictions of the Irvine Company property—83,000 acres of land straddling the center of Orange County which occupy 17% of the county's 782 square miles. The city was incorporated in 1971 in line with a concept of master planning and is being developed as a model city exemplifying the most positive aspects of development.

The Irvine Ranch is 130 square miles of land uniquely and strategically located in Orange County. It is the largest and most diversified privately owned, master planned community currently underway in the United States. Los Angeles is 40 miles to the north; San Diego is 80 miles to the south; and the cities of Riverside and San Bernardino are 40 miles to the east. This location puts the Irvine community at the center of southern California's five major metropolitan areas, where over one-half of the state's people reside. The City of Irvine's strategic location in Orange County places it in the center of the stream of population growth advancing from the metropolitan areas.

Orange County is one of the most rapidly developing metropolitan areas in the United States. Population in the county grew at a very rapid rate beginning about 1960 and while the rapidity of this growth has tapered off during the past few years, the population more than doubled during the decade of the 1960's. The county's temperate climate, available land, geographical attractions, and the scope of its educational and recreational facilities are major factors in its popularity as a place to live and work.

### Industry and Employment

The county's economic base was largely agricultural until the late 1950's when it began to evolve into technical and defense oriented specialization. It has steadily expanded into civilian oriented industries and now ranks second only to Los Angeles County in total manufacturing employment in California. The county's steady growth in population has been a major factor in its transformation from an undeveloped agricultural area to the fastest growing portion of the southern California megalopolis. The freeways and railroad lines which connect the cities of San Diego and Los Angeles cross the Irvine property and the expansion of the southern California population and economy along these transportation routes is reflected in the growth of Irvine.

During initial phases of development the Irvine community's primary identity was provided by the University of California at Irvine. Now, however, the university's role is supplemented by many major regional commercial, industrial, and financial firms. Because a concentrated focus of development did not evolve in northern Orange County, Irvine holds the potential of becoming the dominant urban center in the county. Industrial development in the county is concentrated along the Santa Ana and San Diego Freeways at the northern edge of the Irvine property. The Irvine Industrial Complex is one of the largest and fastest growing industrial complexes in the nation. It is bounded by three major freeways and is served by two railroads. Orange County Airport is located in the center of the complex. Development in the Irvine Industrial Complex is being coordinated with similar uses adjacent to it in Newport Beach, Costa Mesa, Tustin, and Santa Ana. Southeast of Irvine are several other large scale new community projects, including Mission Viejo and Laguna Niguel.



**TABLE 8**  
**MAJOR EMPLOYERS IN CITY OF IRVINE**

<i>Name of Company</i>	<i>Type of Business</i>	<i>Approximate Number of Employees</i>
Bertea Corp.*	Hydraulic units for planes	1,100
Parker Hannifin Aerospace Group	Fluid system components	1,050
Varian Data Machines	Computers	850
Xerox Corp.	Reconditioning center for copiers	541
Allergan Pharmaceutical Inc.*	Pharmaceutical products	500
Microdata*	Mini-computers	435
Bentley Laboratories, Inc.*	Open heart surgery machines	400
Computer Automation*	Mini-computers	380
V. T. N. Corp.*	Architects, planners and civil engineers	360
Airco Cyrogenics	Cyrogenics equipment	335
Kaiser Aerospace & Electronics Corp.	Precision machine parts and electromechanical assemblies	330
Pertec Business Systems	Magnetic tapes for computers and peripheral systems	330
Control Components	Control valves	300
Convertors	Surgical drapes and gowns	300
Shiley Laboratories*	Surgical equipment	290
American Hospital Supply Division*	Hospital supply products	267
Airporter Inn Hotel	Hotel	250
Datatron Inc.*	Electronic equipment	250
Diceon Electronics, Inc.	Electric printed circuits	250
Alex Robertson Co.*	Commercial contractors	250
Idamatics	Bed spreads and drapes and machines to make them	250
Audio Magnetics Corp.	Magnetic tapes	235
Kawasaki Motors Corp.	Motorcycles and jet skis	220
McGraw Laboratories	Pharmaceuticals	210
Air California	Executive offices	200
Far West Services, Inc.	Executive office, train restaurant personnel	200
Gulliver's	Restaurant	200
Barry L. Miller*	Ordnance components and metal stampings	200
Sta Hi*	Printing and color processing for newspaper	188
S. P. I.	Electric products equipment	185
Coleman Systems*	Cameras and control machine tools	181
R. B. Furniture Co.*	Furniture	175
International Chemical & Nuclear Corp.*	Chemical research	160
Dana Laboratories, Inc.	Electronic test equipment	150
European Parts Exchange*	Automotive parts rebuilder	150
St. John Knits*	Clothing	150
Domino Industries, Inc.*	Furniture	140
Coast Catamaran*	Sailboats	130
Plan Hold Corp.	Drafting tables, storage cabinets and filing equipment	125
T. D. K. California, Inc.	Recording cassettes and tapes	120
Tektronix	Electric products	120
Uni-Loc	Electric instruments to measure water	120
Cramer Electronics	Electronic components for TV and radio	105
Symbolic Displays*	Electronic products	100
K. M. S. Technology Center	Research and development of laser beams and water purification systems	100
Lambert-Kay	Pet pharmaceuticals	100

\* Headquarters.



A list of major employers in the City of Irvine is shown in Table 8.

All of Orange County is considered a single labor market area for employment because of integration by the highly developed freeway network. An employment breakdown in the county for the past ten years is shown in Table 10.

**Educational Facilities**

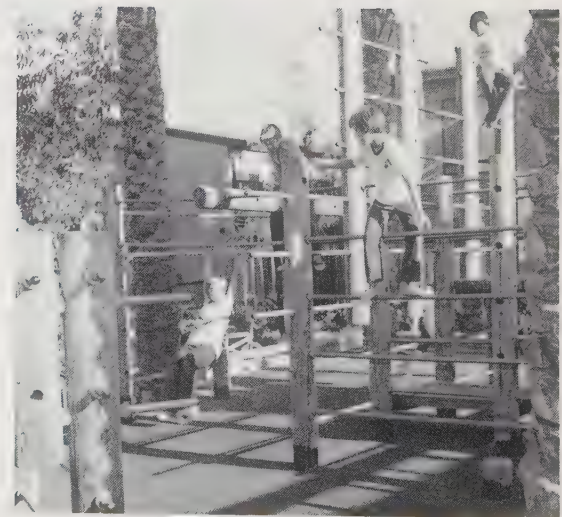
Public elementary and secondary educational services to the residents of the City of Irvine are furnished by the Irvine Unified School District. There are several institutions of higher education in Orange County which are accessible to Irvine residents, and the University of California at Irvine offers undergraduate and graduate instruction; post-doctorate programs; teacher education; instruction in

professional fields; and execution of basic and applied research. The number of students enrolled has grown from 1,600 in 1965 when the University began operations, to a current enrollment of approximately 8,600. The faculty has increased from 118 to 520. The University has a 625,000-volume library, and living accommodations on campus consist of 350 apartment units and dormitory



*University of California Irvine. View of Library with Administration Building on left.*





Top: Aerial view of agricultural groves looking east. Approximately two-thirds of city's 41.6 square miles is now in agriculture.

Left: University Park neighborhood shopping center provides an example of bicycle orientation of Irvine residents.

Above: Recreational facility at Park Site apartment complex. Developers are required to designate 4.5 acres of local park land per 1,000 people.

housing for 1,550 students. The campus was master planned by William L. Pereira & Associates and is located on a 1,510-acre site.

### Transportation

The City of Irvine enjoys convenient access to the excellent freeway network in Orange County and to the county's local highway system. The Santa Ana and San Diego Freeways are the major north-south routes through the county and the Newport, Garden Grove, and Riverside freeways provide east-west transportation.

The Atchison, Topeka and Santa Fe, Union Pacific, and Southern Pacific railroad systems serve the county and Amtrak service is available.

Orange County Airport, in the center of the Irvine Industrial Complex, is located at the intersection of major freeway interchanges. Scheduled airlines which provide regular service include Air California, Hughes Air West and other local feeder airlines. Another commercial-general aviation airport is located at Fullerton. Los Angeles International Airport is 40 miles away.

### Utilities

Gas service is supplied to the City of Irvine by Southern California Gas Service; electricity is supplied by Southern California Edison; water is provided by the Irvine Ranch Water District; and Pacific Telephone provides telephone service.

### Taxable Sales and Building Permits

Table 9 shows taxable sales and the number of building permits authorized for the City of Irvine for the years 1972 and 1973, and for Orange County for the past decade. As can be seen from the table, taxable sales in the city rose by about 37 percent from 1972 to 1973. Sales tax revenues to the city for the first three quarters of 1974 were up more than 25% over the comparable 1973 period.

**TABLE 9**  
TAXABLE SALES AND BUILDING PERMITS

<i>Year</i>	<i>Taxable Retail Sales</i>	<i>Number of Building Permits</i>
<b>City of Irvine</b>		
1972	\$ 65,739,000	411
1973	105,925,000	520
<b>Orange County</b>		
1963	\$1,367,460,000	15,459
1964	1,566,955,000	16,944
1965	1,668,286,000	18,443
1966	1,829,456,000	20,117
1967	2,006,977,000	21,282
1968	2,391,968,000	22,928
1969	2,732,289,000	24,926
1970	2,876,776,000	27,415
1971	3,263,344,000	29,336
1972	3,931,107,000	31,349
1973	4,701,633,000	33,308

Source: California State Board of Equalization.

**TABLE 10**  
ORANGE COUNTY LABOR MARKET SURVEY\*

<i>Industry</i>	<i>May, 1964</i>	<i>May, 1969</i>	<i>May, 1974</i>
Manufacturing	91,800	130,000	151,000
Wholesale and retail trade	57,300	92,300	129,900
Services	41,200	66,100	101,200
Government	39,100	63,100	84,000
Construction	24,000	22,700	32,100
Finance, insurance and real estate	11,500	18,200	28,800
Transportation, communications, utilities	9,000	13,200	17,800
Agriculture	7,100	5,800	10,900
Totals	281,000	411,400	556,400

\* California State Department of Human Resources.













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